



The Planning Network

Welcome New Commissioners and Legislative Assistants!

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The Planning and Building Department's Mission Statement:

Promoting the Wise Use of Land

Helping to Build Great Communities

WWW.SLOPLANNING.ORG



CARLYN CHRISTIANSON

Carlyn Christianson works as a medical practice administrator with 11 years at Coastal Anesthesiology Medical Associates. Prior to this, she managed an OB/GYN practice and was Director of the SLO County Planned Parenthood.

She is a licensed attorney and managed her former husband's law practice while they raised their two sons, now 21 and 25. Her volunteer experience in San Luis Obispo has included serving on the SLO City Planning Commission; SLO Chamber of Commerce Health Care Task Force and Housing Task Force (as Chair); SLO Chamber of Commerce Board; Environmental Defense Center Board; ACTION Housing Initiative; ACTION for Healthy Communities Steering Committee; Foundation for Community Design; SLO Community Health Foundation; SLO Chamber of Commerce Leadership Program Class IV; SLO County Health Commission, and the SLO Coastal Superintendent's Blue Ribbon Committee to Study Teach School.



VICKI SHELBY

I began my career in 1981 in the Clerk-Recorder's Office. While I held many titles over the years, the job was always clerking for the Board of Supervisors and other boards. My job as the primary clerk for the Board was always challenging, rewarding and enjoyable. Working in the

Clerk-Recorder's Office was always great with many diverse jobs. Those jobs were anything from issuing a marriage license to working long hours for an election. My new role as Legislative Assistant to First District Supervisor Frank Mecham is already proving to be exciting and never dull. Supervisor Mecham has many new and exciting ideas that will bring about many positive changes to the First District and the County. I was raised in San Luis Obispo and graduated from San Luis Obispo High School. I have three children (not telling their ages—makes me feel old), two daughters and a son and four grandchildren, three girls and a boy. I am truly blessed as they are all here, and I get to enjoy their company on a regular basis.

BRUCE WHITE

The Planning Commissioner Representing Supervisorial District 1, Bruce White, is a life long resident of Paso Robles and the North County. He is a small businessman who has worked as a plumbing contractor, business owner/operator, developer/

investor, and community volunteer. Bruce has developed many projects, and along with his wife, Terry, has worked with the City of Paso Robles and the Paso Robles Historical Society to restore two Historical Victorian Homes on Vine Street in Paso Robles. Bruce has long been a supporter of many community causes and organizations. He has coached youth sports and is the past Board President of the First Tee Central Coast. Bruce also enjoys playing golf and spending time with family and friends. He has a vast range of business and personal experience successfully working and interacting with a variety of people. He will continue this effort and is honored to serve the people of San Luis Obispo County.



SUSAN DEVINE

Susan Devine is the Legislative Assistant representing Supervisor Adam Hill, District Three. She holds a Bachelor's degree in Political Science and a Paralegal Certificate from UC Santa Barbara. She grew up in San Luis Obispo County, attended local schools and, until recently, worked for many years

as a litigation paralegal for a local law firm. She is an original board member of the Point San Luis Lighthouse Keepers, a group involved in restoring the lighthouse near Avila Beach and making it available to the public. Susan is a member of the League of Women Voters and has been involved in local issues affecting our community for a number of years. In her spare time she enjoys working in her garden, quilting, and reading. She resides in a 102-year old home in downtown San Luis Obispo with her husband of nearly 30 years, Bob Vessely, a civil engineer. Together they enjoy traveling and going to the beach with their dog Sandy. Susan worked for the County many years ago as a Superior Court Clerk and is delighted to return in her new role.



Meet the Staff — Chuck Stevenson

Every quarter, a different staff member will be featured.



Hi . . . my name is Chuck Stevenson, and I'm the Division Manager for Long Range Planning. I supervise a great team of community planners, housing specialists, GIS Mapping experts, and two accountants. Plans and programs we are working on now, and for the next two to three years in particular, are very important for future planning in the county. When adopted, plans will provide vision and help guide decision makers in planning for appropriate growth within sustainable resources, provide housing choices that more can afford, protect agriculture and open space, and provide strategies for a robust economy. It is a challenging and important time to do planning!

Well, here is some background about me. I was raised in the San Fernando Valley with a great family and remain a died-in-the-wool LA Dodger fan. During the high school years, my academic interests were mainly in architecture, and I also played competitive sports – both baseball and football. Car culture was big in the valley and I had my share of cool cars. Spare time was spent at the beach. I laugh at some part time jobs I had during school years includ-

ing box boy, gas station attendant, cookie factory worker, arrow straightening technician, drag strip staff, airplane refueler, and probably others I've lost track of. While in college, I learned to fly an airplane and

began a lifelong hobby of restoring sports cars. I attended Pierce College and Cal Poly SLO graduating in 1974. My first job out of college was with SLO County Planning & Building as a Planning Aide. I became a member of the American Institute of Certified Planners in 1986.

Some professional accomplishments I'm proud of include receiving outstanding planning awards from the American Planning Association (APA) for the Nipomo Olde Town Design Plan, the Santa Margarita Design Plan, and the West Tefft Corridor Plan. I served two terms as the San Luis Obispo APA Section Director and have been an APA Awards Judge. I was honored to receive the "Key to the City" for Nipomo for helping design and getting funding for downtown street improvements. I also designed and prepared plans for our home in SLO. I've guest lectured at Cal Poly in City and Regional Planning for many years.

Community service is important to me. Currently, I'm Chairman of the San Luis Obispo City Planning Commission and a past member

of the Architectural Review Commission (8 years), and past member of the Board of Directors of Judson Terrace, a senior housing facility in San Luis Obispo for over 10 years. And, when our son was young, I was involved in youth sports managing a Little League team and later a Babe Ruth League team.

On weekends I'm likely tinkering on my '66 Mustang Fastback, cycling or hiking with my wife, or spending time with our grown children. A few years ago my wife and I completed two-thousand miles on our tandem bicycle in a year and included a 'century' ride from Irvine to San Diego. The car hobby is in my blood and I've competed in "concours" events with several wins in my class. I've also raced a few times at Laguna Seca Raceway, California Speedway, and Buttonwillow Raceway. We've traveled to many places, but our favorite memories are from Tahiti, Maui and Yellowstone. We also love Yosemite, and this past September I made it to the top of Half Dome.

I am fortunate to live in San Luis Obispo with my family, and it has been rewarding professionally to play a small part in helping to shape land-use policy, protect our quality of life and, hopefully, make a positive difference in the lives of people with whom we have contact.



Inclusionary Housing — What is It?

By Dana Lilley

1. What is it?

New regulations requiring affordable housing in conjunction with new residential or non-residential developments.

2. Why is it here?

Other methods of providing affordable housing have proven inadequate.

3. Are there exemptions?

Yes - single houses on existing lots, secondary dwellings, farm support quarters, commercial development with less than 5,000 square feet of floor area, public facilities, and churches, etc.

4. What's it mean to me?

If you need affordable housing, you will have a better chance of finding housing that you can afford. If you want to develop your property, it likely means higher development costs to you, but you can choose how to

comply (build the housing, pay a fee, donate land).

5. When is it imposed?

When land use or subdivision approval is granted, although satisfying the requirement can occur over time (deferred fees, etc.).

6. How much does it cost?

Once fully phased in (over five years), it will cost \$100,000 per required affordable housing unit, if in-lieu fees are paid instead of building the housing.

7. Examples of what a fee might be:

If a development's base density is ten homes, then two affordable units will be required (once fully phased in). A developer can build the units or pay the in-lieu fee of \$200,000 (two units x \$100,000 each).



Available Now — Public E-Comments

The Records Management unit is pleased to announce the introduction of an "E-Comments" form available on our Planning Commission web agendas.

This feature allows our constituents to post opposing/supporting views on any item

while viewing our online Planning Commission agenda. After the comment period is closed, staff prepares an Excel spreadsheet report which indicates all comments received. This report can be tailored at any time to provide management and staff with statistical information on any given item. We

have been working diligently to roll out this new feature in time for the posting of the February 26, 2009 Planning Commission agenda. Please check it out and provide feedback on what you think of this new feature. Thank you!

http://www.slocounty.ca.gov/planning/Planning_Commission/PCCF.htm

'Tis the Season for Erosion and Sedimentation Control Implementation

As we implement the Storm Water Management Plan (SWMP) for year two, the building division has developed an action plan that is consistent with our Department's 2009-2011 strategic plan, *Pathway to Excellence*. In storm water language, year two is defined as March 23, 2008 to March 23, 2009.



The action plan is based on the SWMP, which requires the County to in-

spect construction sites to verify compliance with the storm water requirements including installation of erosion and sedimentation control devices. The purpose of these controls is to protect waterways as mandated by Federal and State legislature and approved by the County Board of Supervisors.

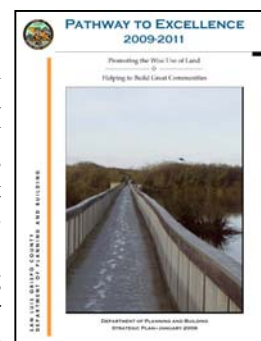
The building Division has reallocated resources to begin County initiated storm water inspections for projects which required Storm Water Pollution Protection Plans (SWPPP). SWPPP's are required for projects involving one acre or more of land disturbance and for smaller projects that are part of a common plan of development. Since January 2008, the Building Division has performed over 300 inspections which will be reported in our annual Storm Water Report to the local Regional Water Quality Control Board in March.

We encourage construction site development to continue installing devices and monitoring them during the rainy season. We would like to express our thanks to the development and construction community for working with staff for compliance.

By Elizabeth Szwabowski

Pathway to Excellence - The Planning and Building Department's Strategic Plan, 2009-2011

Over the last six months, the Department concentrated on preparing a new Department Strategic Plan. This included a two-day professionally-facilitated working session and many follow up meetings. In addition, the entire Department was invited to review the draft plan and provide comments. Out of this effort came the Department's new strategic plan - *Pathway to Excellence*. This document is the product of input gathered from a diverse cross section of staff representing all levels, divisions and positions within the Department. Our goal was to keep the plan simple and, at the same time, relevant to everyone in the department.



It is important for the Department to be able to use the Pathway as our daily compass. The purpose of the Pathway is to provide staff with a guide and tool to use as a reference to ensure that today's decisions and actions are consistent with our Department's Mission, Vision and Values.

The Pathway identifies the following key priorities for the Department. For the next two years, the limited resources of the Department, both time and capital, will be invested in support of the course and direction of these 'BELS' priorities:

Balance - Balance human needs, growth, a safely-built environment and limited natural and economic resources.

Education - Promote the values of good planning and building through education and outreach.

Leadership - Results oriented leadership that promotes empowerment, transparency, trust, respect and teamwork.

Service - Serve our community with timely and professional service to our customers.

Now that the Pathway is final, it is time to start preparing action plans. Each division or section will build action plans that implement and are consistent with the broader strategies as identified above. Action plans will contain appropriate and effective measureable results that answer the question, "How do we know we have been successful?" They will specify how often the action plan will be evaluated for effectiveness. Action plans will be adjusted when the measurable results indicate that success is not being achieved. Each plan will be maintained and monitored by the individual or team responsible for its implementation.

The Pathway is our road map. It will help us focus work efforts, budget recommendations and commitment of resources. The Pathway can also guide us when something new is proposed. The new proposal can be weighed against the strategies and be appropriately prioritized. The Pathway can help keep us focused on the direction we have set for ourselves and to measure how we are doing. The Pathway is available on our department's intranet site.

By Kami Griffin

The Importance of Public Outreach in the Development Process

By John Knight



Early and ongoing consultation with neighbors or other stakeholders can result in more knowledge

neighbors, less opposition, and a better designed project. A few suggestions to help with this effort are identified below.

#1 - Identify Stakeholders and Their Concerns. During initial due diligence efforts, it is important to find out who the stakeholders are and what their concerns might be. Stakeholders could be immediate neighbors, neighborhood groups (like a home owners association) or other interested parties. Local decision makers (staff, board members, advisory body members, etc.) can help identify the stakeholders and assist in listing concerns they might have.

#2 - Small Group Meetings. Before design work begins, it is helpful to set up small,

informal group meetings (5 to 10 people) to educate neighbors and listen to their concerns. Once plans are available, follow up meetings may also be needed. Neighbors should be given a plan of the proposed project with key statistics (acres, units, proposed uses, etc.) and be given the opportunity to review the plans and provide comments at a later date. It is important that the project manager/applicant attend these meetings.

#3 - Community Meeting. For larger projects, a more open "community" meeting may be necessary. The meeting may include a 15 - 20 minute presentation by the project applicant and a question and answer session. After a formal presentation, it is often helpful to break up into small groups to listen and respond to specific concerns. In the case of a large meeting (75 -100+ people), it makes sense to set up stations around the room with copies of maps/exhibits that focus on "issue areas" (traffic, water, biology, etc.). Each station should be "staffed" with a member of the project team that can answer detailed questions.

Whether the meeting is small or big is not important. What's important is that these meetings happen with the intent to truly listen to neighborhood concerns and implement reasonable requests for changes. In some cases, neighbors present ideas that lead to opportunities for the project (e.g., a trail link that was not identified before). If the meeting is taking place just to say "we met with the neighbors," then it doesn't make sense to have the meeting- it will do more harm than good. Whether a project is big or small, public outreach can result in more knowledgeable neighbors, less opposition, and a better designed project. An experienced, local consulting firm could be contacted early in the process to assist in crafting a successful outreach effort.

John Knight is a Principal Planner with over 20 years of experience as a public sector planner, developer, and private design consultant. John has a bachelor's degree in Natural Resources Planning, a Masters Degree in Business and also teaches part time in the City and Regional Planning Department at Cal Poly San Luis Obispo.

Six Degrees of Separation

By Suzan Ehdai

I never imagined that my routine environmental work would have a huge life impact on my newly found friend, Jenny Kim, and her six-year old daughter, Emma. Here is how the story goes. One day, I was assigned to obtain environmental clearance from the State Historical Preservation Office (SHPO) and Housing and Urban Development (HUD) to provide Habitat for Humanity \$200,000 in Federal HOME funds. Habitat for Humanity used these funds to purchase a property in Atascadero and build four affordable homes. Meanwhile, Jenny and her daughter applied for one of these homes and were qualified as a homebuyer. We met over coffee to discuss the experience and the process:

How did you hear about the Habitat project in Atascadero? I looked online for an affordable housing project and found that Habitat for Humanity and People's Self Help Housing Corporation provide affordable housing to low income families. I applied for both Habitat and People's Self Help Housing. Since I was qualified as low income and had good credit and a stable job, Habitat for Humanity approved my application. I also met the criteria which included a need for decent housing and three referrals from unrelated persons. I interviewed with Habitat twice and got qualified.

What did you like most about the process? I felt a sense of ownership and pride when I built my own home. I met incredible individuals during this process.



What did you like the least? There were some delays, bumps, and emotional bouts. However, there is nothing about the process that I disliked since at the end I became a homeowner.

How does it feel to be a homeowner? I have not processed it yet. It takes me six months to process large things that happened to my life. I tell my daughter, Emma, "Mommy built this house for us," and she replies "I love my house, Mommy. Thank you". I built her room, put in the bed and furniture. She has certainly processed it more than me. I used to live in a small converted garage with no heater and insulation where Emma and I shared a studio.

What is your advice to low income families? Don't use credit cards. Budget your money. Pay yourself first with savings. Always believe in yourself and that you can accomplish anything. I might be financially low income but in my heart I am a millionaire.

My final question to Jenny was if she knew that the Housing and Economic Development team helped with this project. Jenny did not know until we met for this interview. She was surprised that she and I were connected through this project. Jenny thanked the Department of Planning and Building for if it were not for these HOME funds, the project might not have been completed within nine months. So thank you, County of San Luis Obispo.

Expired Permit Program

By Melissa Johnson

Beginning in July 2007, the Building Division has been working on a much needed program to resolve expired and nearly expired permits. An expired permit is one that has not been completed with a final inspection and the permit expired. There are also permits that are close to expiration. Typically the department tries to work with the property owners to resolve outstanding issues and final the permit. The process to work with property owners to resolve these permits has evolved over the past two years and includes several attempts at working

with each owner starting with an initial phone call to inform the owner that a permit on their parcel is about to expire. We then work with the owner to get the project completed in a timely manner and the permit finalized. If we are unsuccessful reaching the owner by phone, we research the current owner information and send a letter informing the current owner that their permit is about to expire. This systematic program has had a tremendous effect on clearing out permits that have remained unresolved and incomplete for many years.

Over 2,000 permits have been reviewed during this process. Thus far, more than 1,100 permits have been resolved and finalized. Only 350 permits have not been resolved and were expired. Once a permit expires, the owner is informed that they can obtain a replacement permit for a fee of approximately half the fee of new permit. This process has proven to be effective in not only making sure our buildings are safe but also achieving a fantastic communication link between our inspectors and the property owners.

Housing Element Public Outreach

In the next few weeks the draft Housing Element for 2009 to 2014 will be released for public review and comment. Your input about housing needs is important and we want to hear from you. How will an adequate supply and range of affordable housing choices be accomplished? What sort of guidelines, regulations, incentives are appropriate or needed to reduce obstacles and encourage the right amount and mix of housing? The Housing Element update of the County General Plan attempts to address these and other questions about housing through many goal(s), objectives, policies, and programs. Public input about housing needs is critical so that programs represent actions the County can take to facilitate needed affordable housing.

County planners have made many public education presentations and held workshops for stakeholders and other interested parties to help us gain insight into the housing needs of residents in the county. The information we received will be incorporated into the Housing Element in programs and in the housing needs assessment. However, more input will be needed after people have had a chance to review the upcoming draft Housing Element.

The County thanks all members of the public that have already participated in providing valuable input about housing needs and will welcome further comments as the process of updating the Housing Element continues. A public review draft will be available in March at www.sloplanning.org, and more workshops will be held in March and/or April to discuss the draft Element.

By Morgan Torell

Have You Had Your Pre-Application Meeting?

The Department of Planning and Building offers early project design assistance through our pre-application meeting process. A pre-application meeting is an excellent opportunity to have an in-depth discussion about your proposed project prior to application submittal. You will meet with a project planner and an environmental specialist who are familiar with the area where the project is proposed. In addition, the Planning Department will arrange for staff from other County Departments to attend the meeting including: Public Works, Environmental Health, Parks, Agriculture and CAL FIRE. In addition to Ordinance compliance, design and environmental issues are also discussed. One of the most valuable results of the pre-

application meeting is to identify what, if any, additional application submittal requirements will be needed. This includes special reports or time sensitive studies. Early identification of additional studies can lead to a more complete application submittal which can result in expedited processing once the application is officially submitted.

Starting in July 2009, all Planning Department pre-application fees will be credited to the project fees, if an application is submitted within six months of the pre-application meeting. Pre-application meetings can be scheduled by contacting Taryn Jamison at 788-2009 or tjamison@co.slo.ca.us.

By Karen Nall

On-Line Resources

If you've got a computer and broadband internet connection, then you have access to hours of public hearing videos on-demand. That's right! You can watch the Planning Commission, Subdivision Review Board, Planning Department Hearings, and even the Board of Supervisors live from the comfort of your home. We also have two and a half years worth of archived videos. Here's how you get there:

- Go to <http://www.slocounty.ca.gov>
- On the right side column, click on "Board of Supervisors Agenda"
- On the right side column, choose the hearing body
- For Live Events: Click on "View Event" or "In Progress"
- For Past Events: Find the date in the archives and click "Watch"

If you really want to *wow* your friends, you can even download the "podcast" MP3 of your favorite Planning Commission meeting and load it onto your MP3 player.

Inspection Tips

The County's Commitment to Next Day Inspections

The efficiency and resulting successful completion of construction projects is dependant upon many factors. One of the critical factors is appropriate scheduling. It is an art to be aware of the sequence and time needed to complete the multitude of components built into and/or installed in a structure and developing a schedule to orchestrate those activities and factor in a reasonable amount of time for the unexpected things that happen in all our lives and impact our endeavors.

The inspection and verification requirements in the permitting process are a necessary component of construction that must fit into the schedule. In some cases the inspection will be 10 to 15 minutes and others may involve as much as 2 or 3 hours. In all cases, the county building inspectors must be notified that a component is ready for inspection in order for an inspection to occur.

To that end, we have implemented automated inspection scheduling through the department website and a telephone number, 788-2076. You can schedule an inspection by following the prompts and providing the permit number and the three digit code numbers of the inspection(s) desired. If you complete the scheduling process prior to 11:59 PM, the scheduled inspection will occur the following day, unless another date is specified. We hope this information will help to keep your project on schedule.

Tips For Faster Processing

By Holly Phipps and Kerry Brown

With the economy in a recession, there is an expectation that permits can be obtained faster than ever before. Although this is generally true for ministerial permits (i.e., construction permits), it is not necessarily the case for discretionary permits (i.e., land use permits). Discretionary permits are subject to many local, State, and Federal laws that limit the County's ability to reduce the time it takes to process them. However, there are a few things that applicants can do to help speed up the process for land use, land division and other discretionary permit applications.

What happens when an application is submitted?

- Project referrals are distributed to Federal, State and County agencies and Community Advisory Councils for their review and input.
- Applications are reviewed based upon the site's zoning, the proposed use, ordinance requirements, area plan standards, and other regulations. Where a project doesn't conform, project revisions will be requested.
- Applications must be reviewed for completeness. If an application does not have all the information necessary for processing, additional information will be requested.
- Most land use permits are subject to California Environmental Quality Act (CEQA) guidelines. Additional information may be required such as (but not limited to) archaeological reports, botanical reports, and geological reports.

Examples of reasons for delay.

- The application submitted was incomplete and additional materials requested by staff are delayed or not submitted at all.
- Project managers are waiting for referral responses from other agencies and community advisory councils. These responses can sometimes lead to modifications of the project by the applicant to gain community support or to lessen project impacts.
- Reports such as botanical reports that can only be completed at a certain time of the year when a particular species will bloom were not completed at that time.
- Projects undergo major revisions partway through the process resulting in the process, for the most part, starting over.

Tips for making your project go faster.

- Consider requesting a pre-application meeting before you begin the process to learn about site constraints, environmental review, neighborhood issues, need for additional reports, etc.
- You may want to consider hiring a professional. This can include a State-licensed architect or engineer. They can give you advice that will help you navigate the process and are often required by building code to prepare your construction plans.
- Work hard to ensure that all site plans submitted are complete and include the following: all streams and creeks on the property, trees proposed for removal and ones that may be indirectly impacted, all existing structures on site, all proposed development, existing and proposed access roads, the location of septic systems and wells, the location of all easements, and any other information that helps to ensure a complete review.
- Avoid major changes to the project partway through the process.
- Consult with the Building Department in advance to get permits for any unpermitted structures on your site.

Over a Decade of GIS

By Jeff Legato

GIS at the County

In one way or another, we all benefit from Geographic Information System (GIS) technology. GIS is used globally throughout science, government, business, and industry. GIS is applied to numerous fields including regional and community planning, real estate, public health, crime mapping, national defense, sustainable development, natural resources, landscape architecture, archaeology, transportation and logistics.

Staff in the Planning and Building Department first realized the potential benefits of GIS over 10 years ago when John Kelly, a Mapping and Graphics supervisor, started digitizing hard-copy County maps. The Planning and Building Department then took the lead in securing software and key datasets including land use, parcels and aerial photography. These efforts included coordinating with other Departments, incorporated Cities, State Agencies, and SLO-COG so they too would have access to the data. As John developed the County GIS data, he made the standing policy that our GIS data be openly shared between any County Department, City, and/or State Agency.

This diagram outlines key events in the development of the San Luis Obispo County Geographic Information System. These key events include the acquisition of critical county-wide datasets such as:

- Aerial photography flown in 1999, 2003, and 2007.
- The digital terrain/elevation model, allowing for anyone at the County to create contour lines and run analysis on slope, cut/fill, and terrain.
- A complete parcel layer.
- Other county-wide layers including geology, address points, vegetation, and more.

Beginning in 2000, the Planning and Building Department made sure that any user within any department at the County would have access to the aerial photography and important GIS layers with the introduction of Photomapper. This application has proved highly successful and is the most widely used GIS software throughout the county. Although Photomapper is convenient, it binds the County to aerials flown exclusively by one company. The County is investigating alternatives to allow for more flexibility.

Not satisfied with providing GIS data to only County staff, the Planning and Building Department took GIS distribution a step further and secured several internet web sites in 2004:

<http://www.sloplanning-maps.org>

SLO Prospector is an interactive website that allows users to search and obtain information about their parcel.

<http://lib.calpoly.edu/collections/gis/slodatafinder/>

The SLO DataFinder is hosted at the CalPoly

Library and provides access to the raw GIS data files.

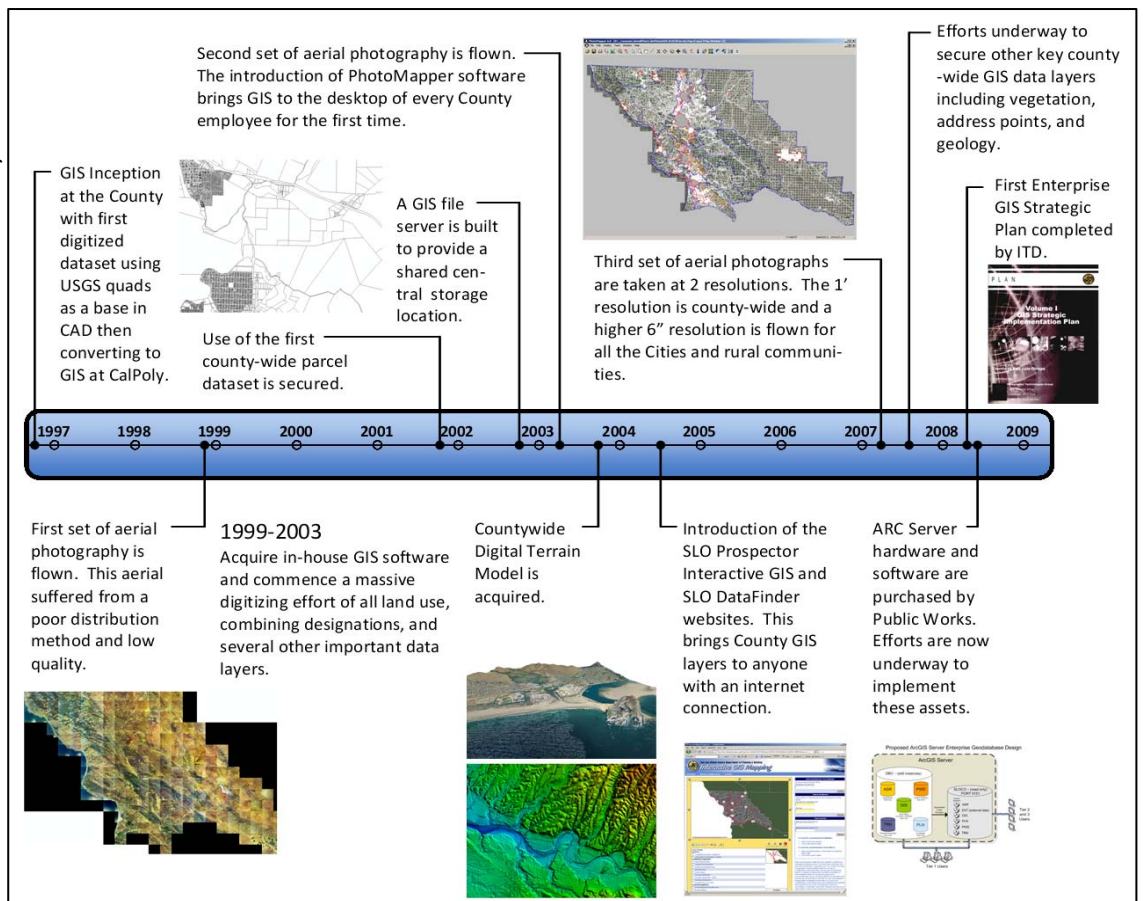
<http://www.slocounty.ca.gov/planning/zoning.htm>

The Map Image Download Center hosts static PDF versions of popular maps.

The Path Forward for GIS

The Geographic Technology Section of the Planning and Building Department is working diligently to continue to provide all County Staff and the public with accurate data, maps, and analysis. They are committed to working with staff from other departments to advance an enterprise GIS System for the betterment of San Luis Obispo County.

The future for the County GIS holds a lot of exciting potential and as we progress into the digital age, GIS will play an ever more important role in government and our daily lives. The potential to create efficiencies, analyze issues and inform the public are only limited by our imagination and commitment to county-wide GIS efforts.



Planning and Building
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Upcoming Events...

- March 08** — Windows into Wildlife —Benefiting Pacific Wildlife Care
6:00 to 9:30pm (286-0854 call for more information)
March — Public Review Draft Housing Element Available—check website
March 08 — Begin Daylight Savings Time
April 22 — Earth Day
April 22 — Administrative Professionals' Day

Newsletter brought
to you by the
Communications
Team of the
Department of
Planning and
Building

Please submit ideas for
the next issue to
Jennifer Jimenez
jjimenez@co.slo.ca.us

Did You Know. . .

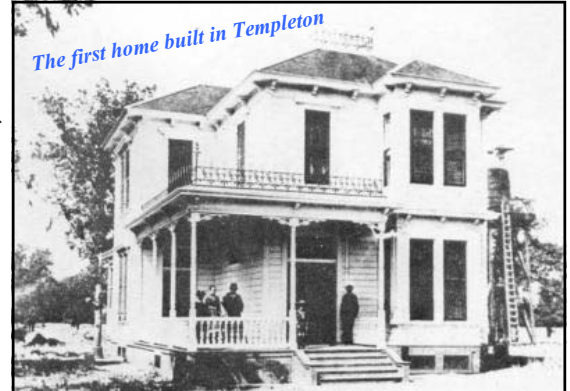
...Templeton was originally named Crocker?

Templeton began its life in 1886 as the town of Crocker when it was formally laid out by the West Coast Land Company. Originally named for Charles Crocker, vice president of the Southern Pacific Railroad and famous San Francisco financier. When it was discovered that there was already a town named Crocker, the settlement became "Templeton," named after Crocker's son. This is the only town along the El Camino Real named for a person rather than a saint.

In just a few months the town contained one extensive and two smaller hotels, three general merchandise stores, a drug store, a well-supplied meat market, a shoe shop, two blacksmith shops, five saloons, a billiard saloon, a large lumber yard, several building and painting establishments, two barber shops, a public hall, a post office with daily mail service and 25 to 30 homes.

The first home in Templeton, built by Chauncey Hatch Phillips of the West Coast Land Company, was located at the north end of Main Street. Today that house is the Country House Inn, a beautiful bed and breakfast.

Albert Crum built the first commercial building at the corner of Sixth and Main Streets. The original building had two stories. The upper story was used for a hall until 1888, when it was converted to living quarters for Mr. Crum and his wife. When Mrs. Crum complained that the structure was too drafty and cold, Mr. Crum took the upper story and moved it to a lot near the corner of Sixth and Crocker Streets where it still stands. After the business was sold, the lower half of the building was moved one block north and is now Mc-Phee's Grill. Thus, the first building in Templeton still exists although in two different locations.



Tom Jermin established the Templeton Feed and Grain business in 1946. The 108-foot tall grain elevator was added in 1952. Farms from a 100-mile radius around Templeton brought in grain to be milled into feed pellets. The landmark elevator stores and dispenses feed for all manner of livestock, including poultry, rabbits—and even ostrich!

Just down the block...Hewitt Hardware and Pumps in the Hans Petersen Building has been at the corner of 5th and Main since 1923. Petersen purchased the site in 1888, and his wood frame store offered hardware, agricultural implements, and groceries. When the 1897 town fire destroyed the original structure, Petersen replaced it with brick. "H. Petersen" can still be seen on the façade.

Referencing Templeton in her 1917 book *San Luis Obispo and Environs*, Annie L. Morrison stated, "Nowhere on earth is there a more beautiful spot, with the distant blue mountains; the rounded hills covered in spring with wild oats, where not cultivated; the wide, park-like valley dotted with immense oaks; the Salinas river, with its tree-fringed banks—alders, willows, sycamores and oaks—and spicewood breathing its fragrance on the air. . . Templeton is now coming into its own."



Templeton Feed & Grain

The Building Division Has a New Application Package Available

We have done two new things to our construction permit application:

1. Consolidated our applications into one permit application for all permits.
2. Added new disclosure forms that are required by the state of California starting January 1, 2009.
<http://www.slocounty.ca.gov/AssetFactory.aspx?did=5718>

We still offer over the counter permits. The applicant can fill out the construction permit application and attach this supplemental page, which will include the site and project information.
<http://www.slocounty.ca.gov/AssetFactory.aspx?did=11086>

